143.0	0009	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	889,700 /	889,700
					USE VALUE:	889,700 /	889,700
					ASSESSED:	889,700 /	889,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH DAVID C/KIMBERLY A
Owner 2:	
Owner 3:	
Street 1:	119 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DELANEY RUSSELL J & KERIN S -
Owner 2:	-
Street 1:	119 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,086 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 2026 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5086.000	428,600	3,000	458,100	889,700
Total Card	0.117	428,600	3,000	458,100	889,700
Total Parcel	0.117	428,600	3,000	458,100	889,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.14 | /Parcel: 439.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93348
GIS Ref:
GIS Ref:
Insp Date: 02/27/17

!11163!

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0009-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	428,700	3000	5,086.	458,100	889,800	889,800	Year End Roll	12/18/2019
2019	101	FV	316,900	3000	5,086.	429,400	749,300	749,300	Year End Roll	1/3/2019
2018	101	FV	316,900	3000	5,086.	355,000	674,900	674,900	Year End Roll	12/20/2017
2017	101	FV	261,100	3000	5,086.	326,400	590,500	590,500	Year End Roll	1/3/2017
2016	101	FV	261,100	3000	5,086.	297,700	561,800	561,800	Year End	1/4/2016
2015	101	FV	246,500	3000	5,086.	292,000	541,500	541,500	Year End Roll	12/11/2014
2014	101	FV	246,500	3000	5,086.	271,400	520,900	520,900	Year End Roll	12/16/2013
2013	101	FV	246,500	3000	5,086.	258,200	507,700	507,700		12/13/2012

PRINT

Date	Time
12/11/20	01:21:54

LAST REV

Date	Time
06/21/17	08:47:43
danam	
11163	

USER DEFINED

Prior Id # 1:	93348
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELANEY RUSSELL	33236-202		7/11/2001		419,000	No	No		
SPRINGER JOHN C	29167-57		9/30/1998		275,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2016	535	Addition	268,600					kitch add scrn por
3/14/2008	242	Manual	20,000			G9	GR FY09	finish basement re
5/10/1999	260	Add Bath	5,260					ADD 1/2 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	Meas/Inspect	DGM	D Mann
2/27/2017	Permit Visit	DGM	D Mann
11/24/2008	Meas/Inspect	189	PATRIOT
9/29/2001	MLS	MM	Mary M
12/9/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5086		Sq. Ft.	Site		0	80.	1.13	9									458,066						458,100	

Total AC/HA: 0.11676 | Total SF/SM: 5086 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 458,066 | Spl Credit | Total: 458,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28790998
Const Adj.:	0.98990101
Adj $ / SQ:	165.737
Other Features:	108500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	480542
Depreciation:	51898
Depreciated Total:	428643

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

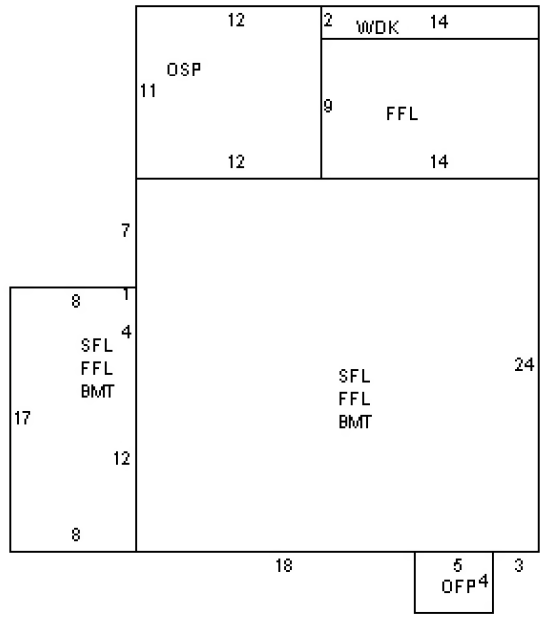
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	182.31
Special Features:	0	Val/Su Net:	165.74
Final Total:	428600	Val/Su SzAd	260.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	886	165.740	146,843
BMT	Basement	760	65.880	50,069
SFL	Second Floor	760	165.740	125,960
OSP	Screen Porch	132	31.580	4,168
WDK	Deck	28	15.840	443
OFP	Open Porch	20	43.560	871

Net Sketched Area:	2,586		Total:		
Size Ad	1646	Gross Are	6318	FinArea	2026

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0009-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	FR	1930	25.42	T	50	101			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:	Total: 3,000